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South Park Residential Urban Village Existing Conditions - Right-of-Way Survey Method Used and Reference Notes

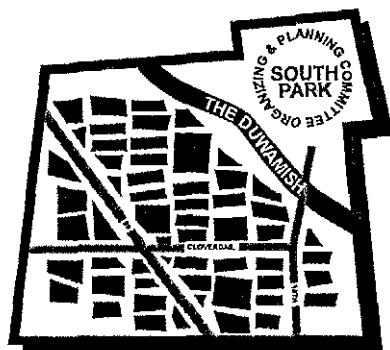
Method Used:

Members of the Infrastructure and Capital Improvements Committee walked the streets within the South Park Residential Urban Village boundary. Their findings are noted below and are keyed to Figure 23A. Figure 15 shows where sidewalks are missing and Figure 16 shows where curbs are missing.

Figure 2 Reference Notes:

1. Tree roots growing too close to the water meter near 741 S. Sullivan St.
2. Sunken patch of road and hole by water meter near 808 S. Sullivan St.
3. Hole in pavement near 812 S. Sullivan St.
4. Unfinished patch and lots of cracks and erosion near 828 S. Sullivan St.
5. Patch is sinking and section is rising near 1025 S. Sullivan St.
6. Break in pavement in the intersection of S. Sullivan St. and 12th Avenue.
7. Uneven sidewalk near 1217 S. Sullivan St.
8. Uneven sidewalk near 1223 S. Sullivan St.
9. Broken curb near 1245 S. Sullivan St.
10. Broken pavement and poor patches. South sidewalk overgrown as S. Sullivan St. enters 14th Ave S.
11. Rise in sidewalk near 1218 S. Sullivan St.
12. Rise near driveway at 1208 S. Sullivan St.
13. Hole in road at the intersection of S. Thistle St. and 12th Ave. S.

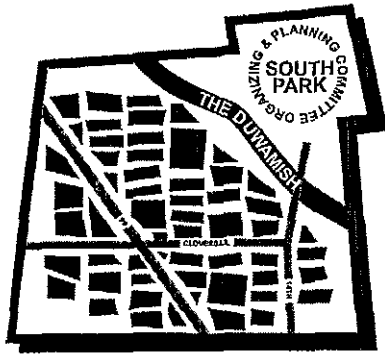
Key Activities Figure 23B
South Park
Residential Urban Village
Existing Condition of Roads,
Walks and Curbs Map Key



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14. Tree canopy too low over sidewalk, blackberries overgrowing sidewalk near 1250 S. Thistle.
15. Roadway heaved in the intersection of S. Thistle St. and 10th Ave. S.
16. Trees pushing up sidewalk along the East side of 8th Ave S. between S. Sullivan St. and the northern boundary of the residential urban village.
17. No curbs at the intersection of S. Rose St. and 12th Ave. S.
18. Poor street patch - tree pulling up curb and sidewalk near 822 10th Ave. S.
19. Poor street patch - tree pulling up curb and sidewalk near 824 10th Ave S.
20. Tree pushing up sidewalk and bus stop near the intersection of S. Southern St. and 10th Ave. S. on the west side.
21. Roadway overgrown.
22. Unpaved.
23. Crosswalks need painting.
24. Water main cover broken.
25. Add sign "Public Turn Around - No Parking 9am-5pm" at cul-de-sac
26. Broken curb.
27. Catch basin overgrown.
28. Poor water meter installation in sidewalk.
29. Telephone cover in sidewalk pokes up at pole.
30. No curb cut.
31. Hole near manhole.
32. Parking strip filled with pavement rubble.
33. Parking sign loose.
34. Sidewalk overgrown.
35. Erosion from adjacent properties causes dirt on street.
36. Bad pavement patch.
37. Poor patches - potholes.
38. Vegetation onto sidewalk.
39. Large cracks in street.
40. Potholes.

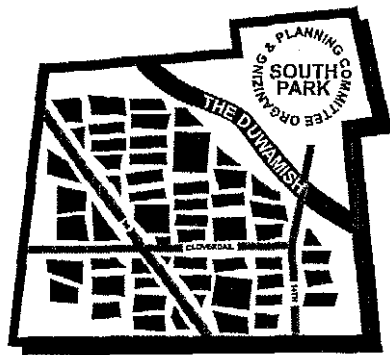
Key Activities Figure 23C
South Park
Residential Urban Village
Existing Condition of Roads,
Walks and Curbs Map Key



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Key Activities Figure 23D South Park Residential Urban Village Existing Condition of Roads, Walks and Curbs Map Key

41. Overgrown with dirt on street.
42. Road buckling and cracking.
43. Street uneven near 1040 S. Donovan St.
44. Street dips near 1026 S. Donovan St.
45. Crack and dip in road near 1020 and 1016 S. Donovan St.
46. Crack and pothole near 1020 S. Donovan St.
47. Big cracks in sidewalk near 824 S. Donovan St.
48. Uneven curb and broken concrete near 1016 S. Donovan St.
49. Large crack on road near 1047 and 1043 S. Donovan St.
50. Damaged road near 819 S. Donovan St.
51. Damaged road near 805 S. Donovan St.
52. Damaged curb near 829 S. Donovan St.
53. Curb damage and overgrowth near 810 S. Donovan St. Bad rise in the asphalt divides the street.
54. Cracked pavement near 834 S. Donovan St.
55. Cracked roadway and small holes.
56. Hole in pavement and cracks near 552 S. Donovan St.
57. Hole in pavement and cracks near 548 S. Donovan St.
58. Hole in pavement and cracks near 538 S. Donovan St.
59. Hole in pavement and cracks near 532 S. Donovan St.
60. Hole in pavement and cracks near 516 S. Donovan St.
61. Hole in pavement and cracks near 1011 S. Donovan St.
62. Sunken pavement near 1220 S. Donovan St.
63. Sunken pavement near 1235 S. Donovan St. Bad rise dividing street.
64. Curb damage on 12th Ave. S. between S. Cloverdale St. and S. Donovan St.
65. Curb damage on 14th Ave. S. between Dallas Ave. S. and S. Cloverdale St.
66. Curb damage at the northwest corner of the intersection at 14th Ave. S. and S. Donovan St.
67. Rise in street at 1052.
68. Pot holes



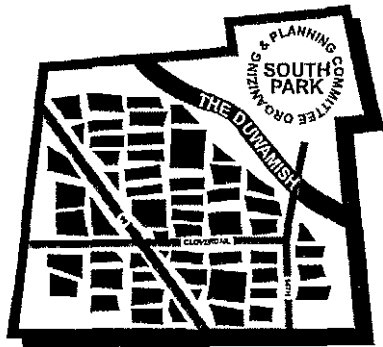
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Key Activities Figure 23E
South Park
Residential Urban Village
Existing Condition of Roads,
Walks and Curbs Map Key

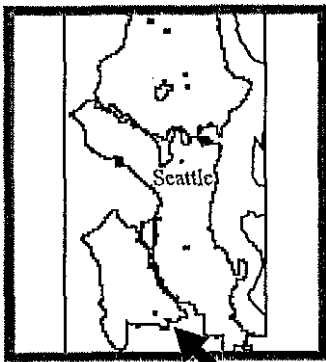
69. Not used.
70. Sidewalk needs repair at 543 2nd Ave. S.
71. Sidewalks are not maintained.
- 72. Trees have lifted sidewalk 6 to 12 inches at 8301 8th Avenue South.**
73. Cracks in street and sloping sidewalk at southwest corner of 8th Avenue South and South Southern Street.
74. Sunken asphalt patches with vegetation at 820, 822 and 828 South Southern Street.
75. Hole in parking strip between driveways at 842 and 844 South Southern.
76. Rise in sidewalk in triangle park.
- 77. Trees breaking up sidewalk at west side bus stop. Sidewalk needs repair at east side bus stop.**
- 78. Trees pushing up sidewalk.**
- 79. Trees pushing up sidewalk from South Rose Street to South Southern Street on east side.**
80. Tree blocking fire hydrants at 1230 and 1228 South Donovan Street.
81. Faulty asphalt patch at 1236 South Donovan Street.
82. Trees blocking walks at 1253 and 1255 South Donovan Street.
83. Sidewalk broken up at 8507 14th Avenue South.
84. Sidewalk broken up at 8615 14th Avenue South.
85. Roadway crack near catch basin at 8701 14th Avenue South.
86. Broken curb.
- 87. Trees are pushing up sidewalk at 8721 14th Avenue South.**
88. Poor water meter installation in sidewalk at 700 South Sullivan.
89. Hole near the manhole at east side of intersection.
90. Heave in side walk in front of 1033 South Henderson Street.

Issues noted in text are critical issues

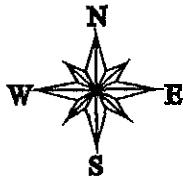
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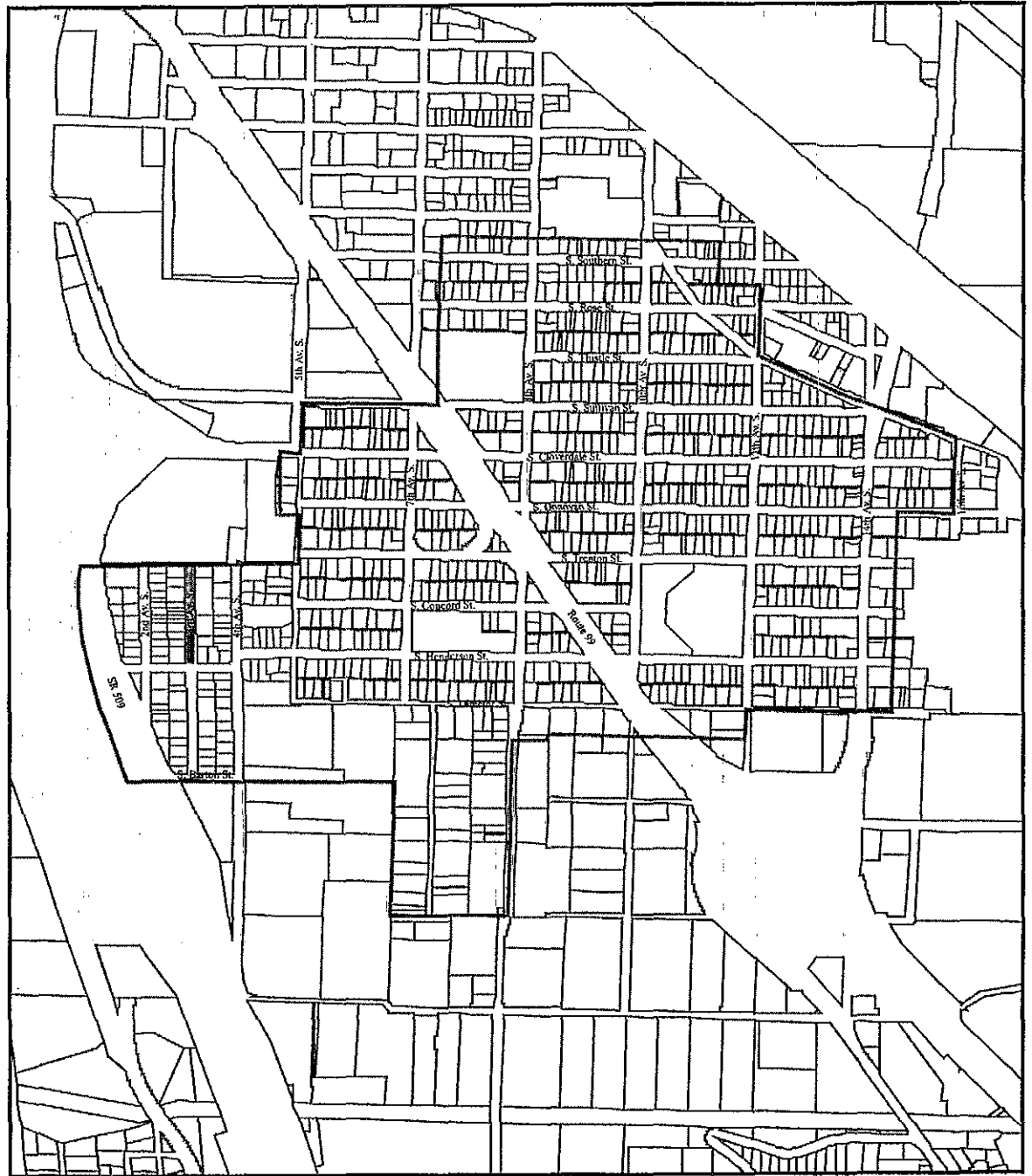


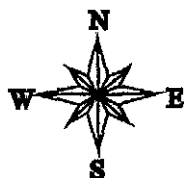
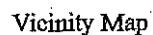
Vicinity Map









- Inadequate Sewers
- South Park Residential Urban Village
- ~ Land Parcels

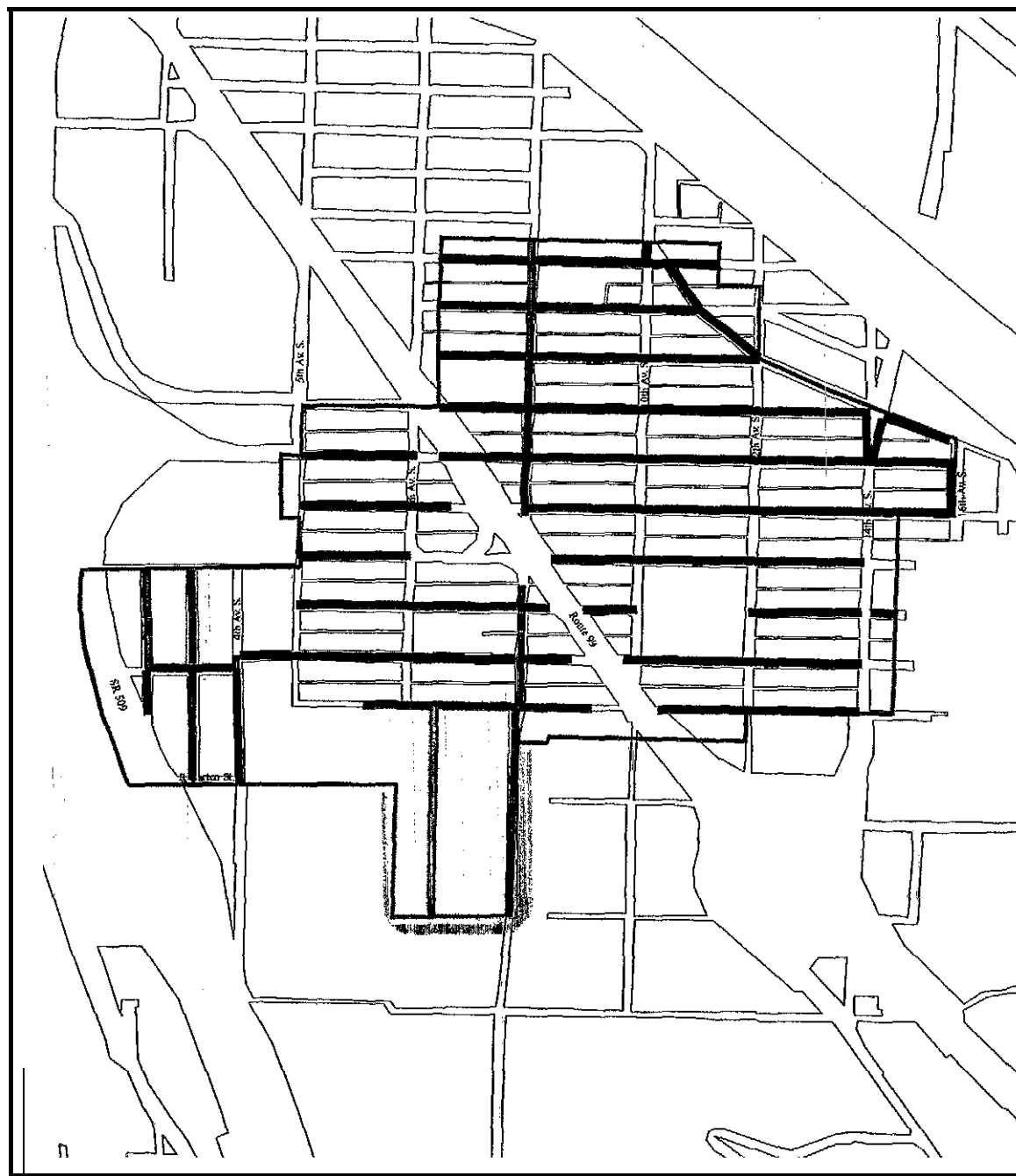
Key Activities Figure 24 South Park Residential Urban Village Inadequate Sewers





-  Inadequate Fire Hydrant Coverage
-  Inadequate Size
-  Water Mains Over 50 Years Old
-  Needed Water Mains
-  Land Parcel
-  South Park Residential Urban Village

Key Activities Figure 25
South Park
Residential Urban Village
Inadequate Water Distribution Map



Key Activity 4: Improve buffers between residential and industrial uses and along major highways.

Buffering Vision Statement

Buffering Objective and Activity Statements

Key

Objective 4.01: Provide for an appropriate transition in the scale and intensity of development between different land uses or provide appropriate buffering.

Key

Activity 4.01 : Review existing permit requirements as per the
and verify compliance or noncompliance.

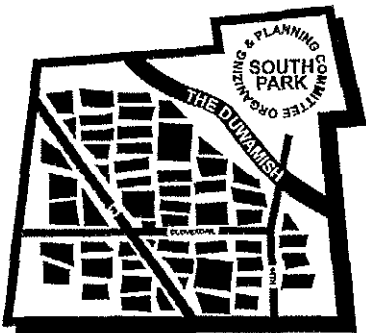
1984 Plan

Key

Activity 4.02: Develop a strategic response plan (based on a program used by the SPD called SARA, a problem solving process which stands for: Scanning, Analysis, Response, and Assessment).

The plan would:

- identify code violations in the area
- prioritize which ones to work on first



- describe a joint effort approach (potentially using Neighborhood Action Teams (SPD, DCLU and Citizen Service Bureau)
- have a compliance facilitation plan for businesses who can't fix their violations themselves: volunteers to do clean-up, landscape planting and maintenance etc. and/or money to buy landscaping and screening/fencing materials, possibly funded through a Neighborhood Matching Fund Grant.

Key

Activity 4.03: Use appropriate buffering techniques for each parcel of land where buffering needs are identified. Incorporate these efforts into the strategic response plan described above.

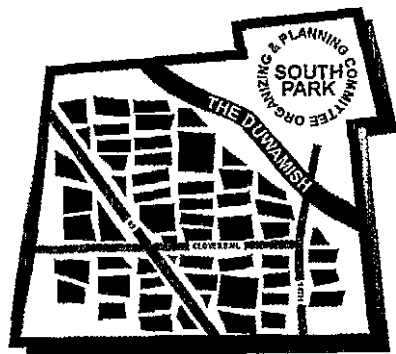
See Figures 26 through 29 in this Element of this Plan.

Key

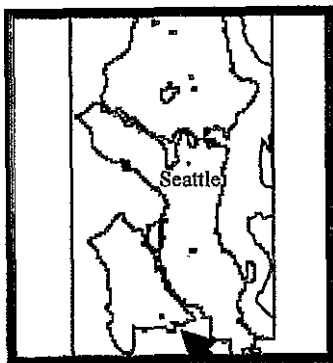
Activity 4.04: Identify funding programs to implement this buffering program.

Key

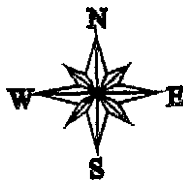
Activity 4.05: Incorporate appropriate portions of the existing street tree planting program into the buffering program.



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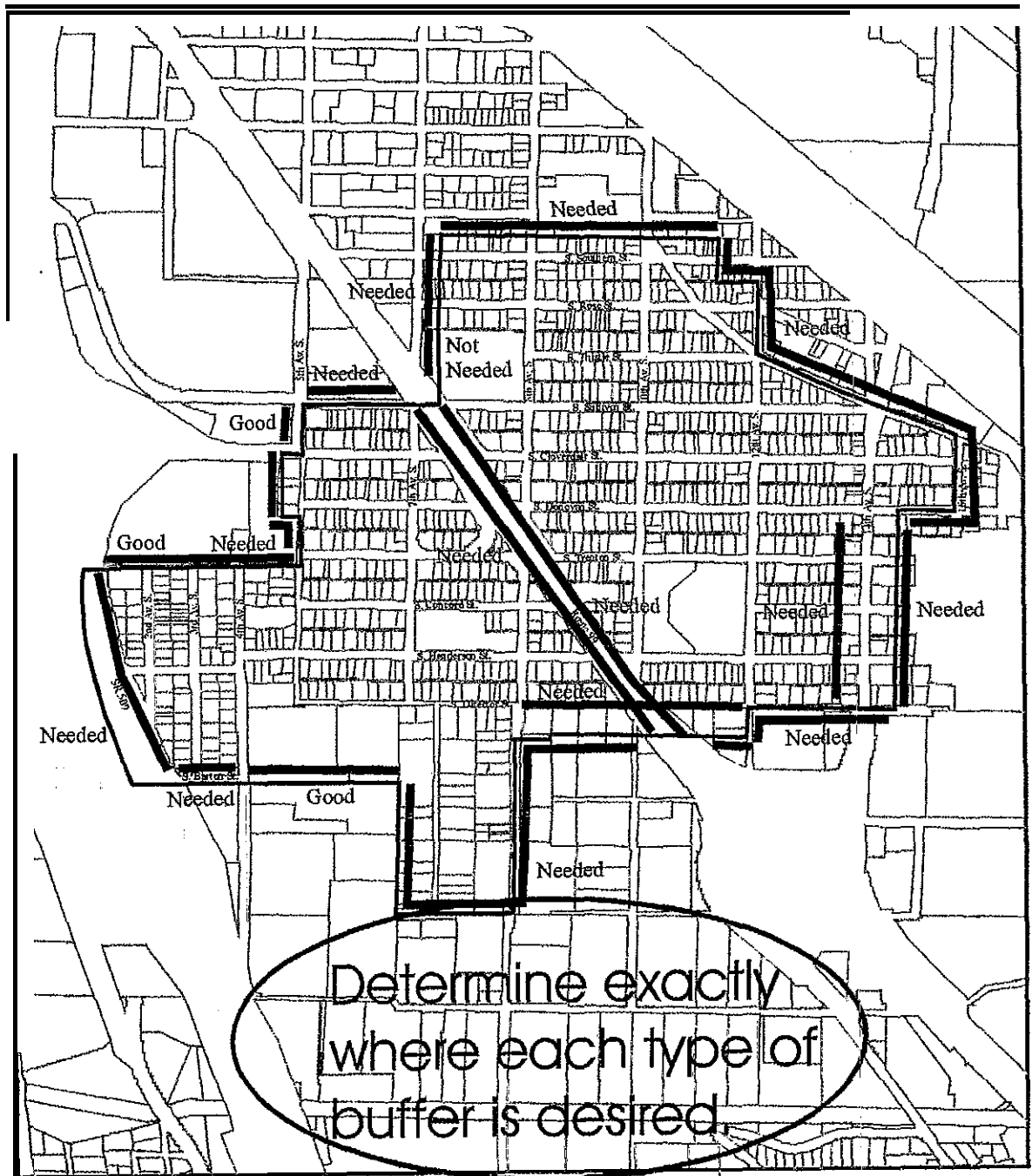


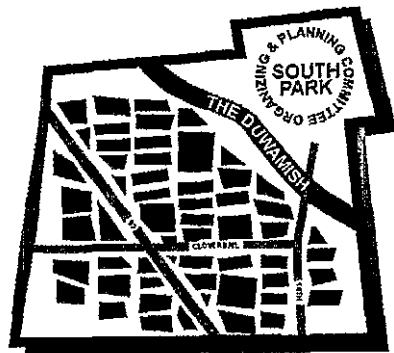
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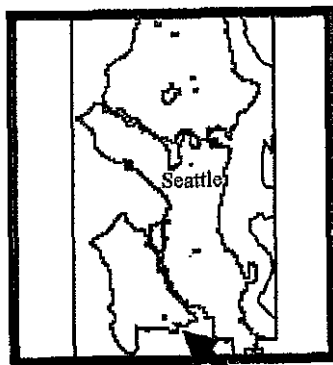
- Needed
- Good or Not Needed
- South Park Residential Urban Village
- /// Land Parcels

Key Activities Figure 26
South Park
Residential Urban Village
Land Use Buffering Map

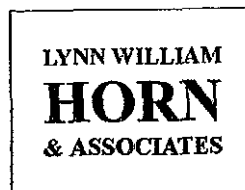




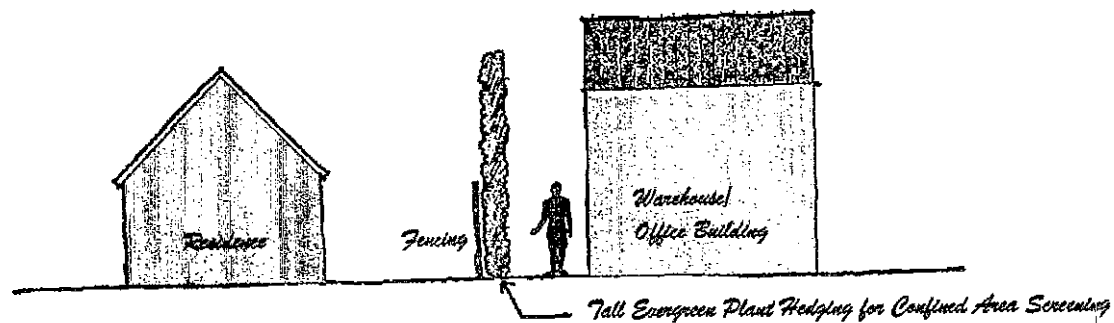
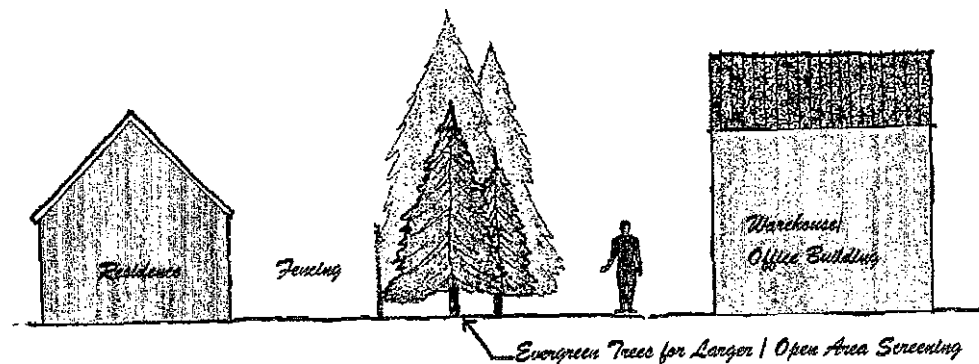
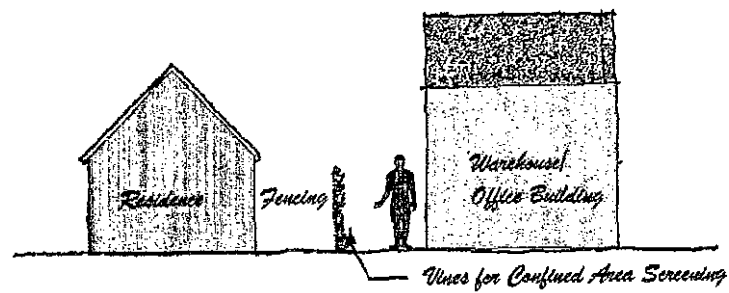
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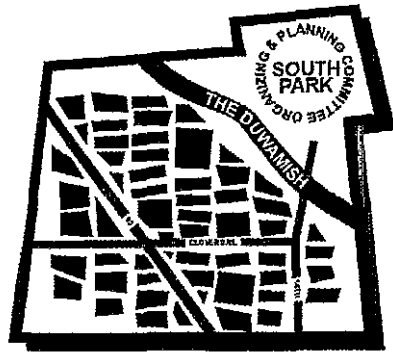


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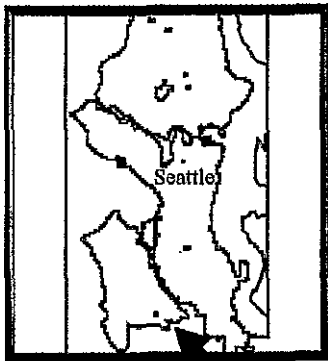


Key Activities Figure 27 South Park Residential Urban Village Buffer Options

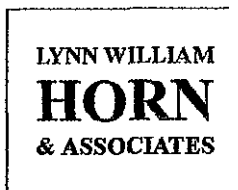




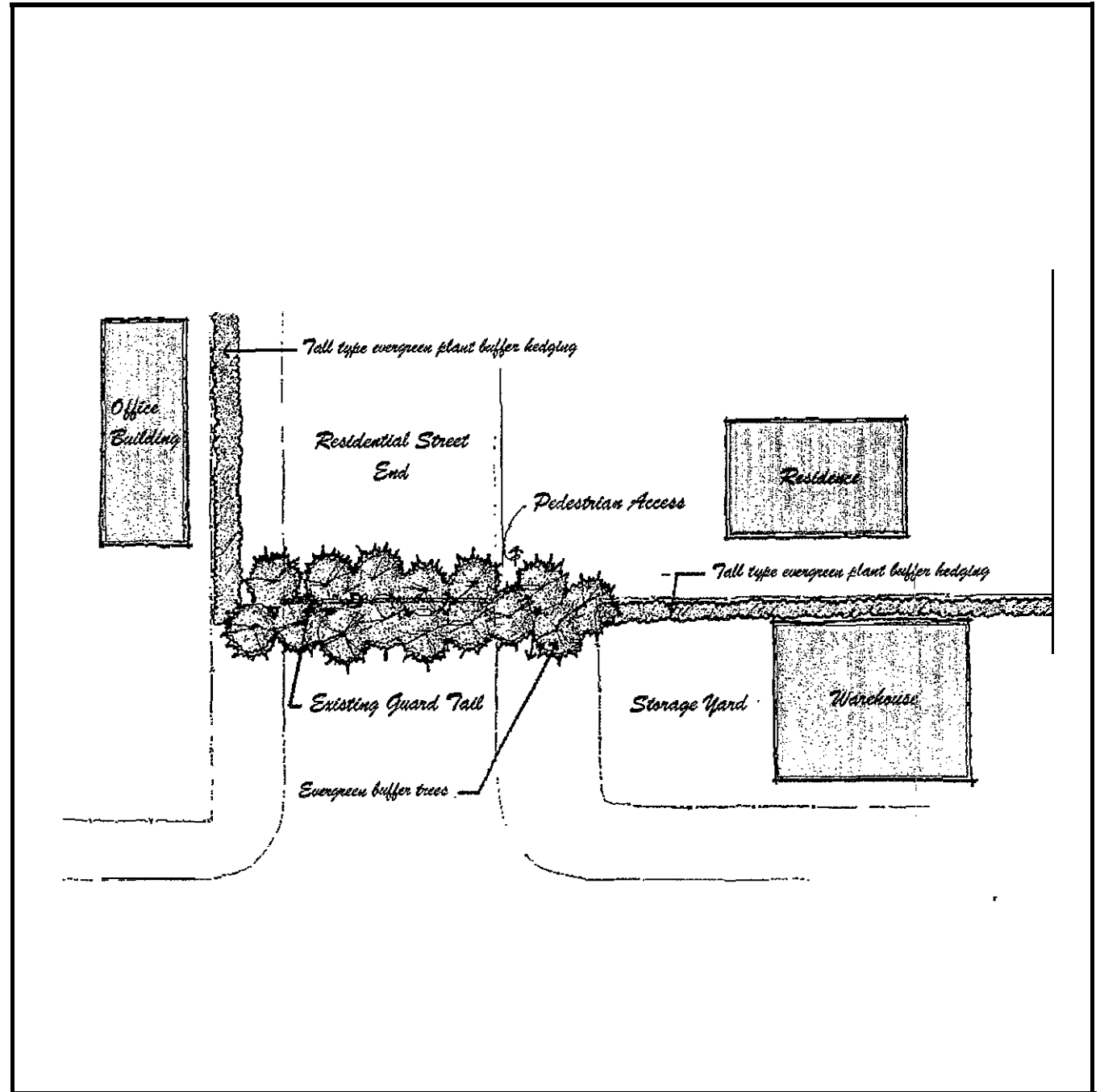
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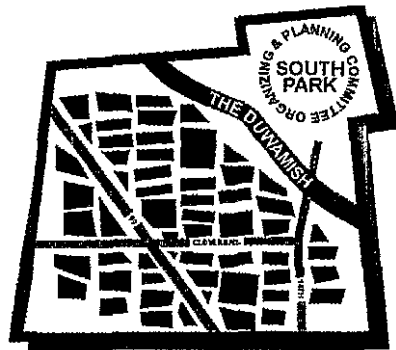


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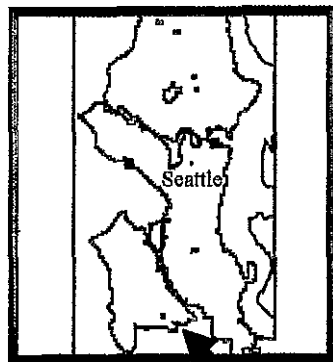


Key Activities Figure 28
South Park
Residential Urban Village
Buffer Concept

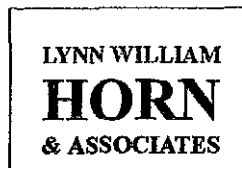




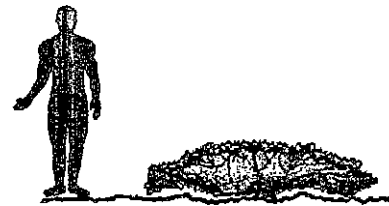
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Vicinity Map



Key Activities Figure 29
South Park
Residential Urban Village
Buffer Landscape Material



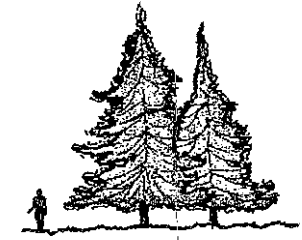
Evergreen Low Shrubs

Azalea Varieties
Otto Luyken Laurels
Juniper Varieties
Rhododendron Varieties
Boston Ivy (Vine)
English Ivy (Vine)
Clematis Varieties (Vine)
Wisteria Varieties (Vine)



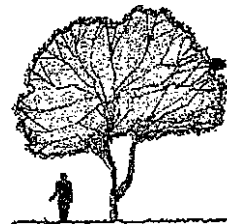
Evergreen Medium/Tall Shrubs

Acuba Varities
Barberry Varities
Camellia Varieties
Photinia Fraseri
Photinia Glabra
Pieris Japonica
Portugese Laurel
English Laurel
Pyracantha Varieties
Rhododendron Varities
Evergreen Huckleberry



Evergreen Conifer Trees

Douglas Fir
Western Hemlock
Western Red Cedar
Alpine Fir
Grand Fir
Leyland Cypress
Scotch Pine
Austrian Black Pine
Mountain Hemlock
Blue Spruce



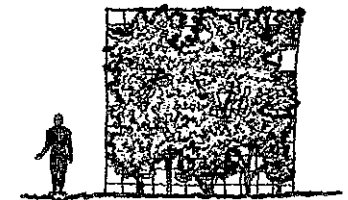
Evergreen Canopy Trees

Evergreen Magnolia
Arbutus Unedo-Standard
Photinia Fraseri-Standard



Evergreen Conifer Accent Trees

Tanyosho Pine
Japanese Red Pine
Bristlecone Pine



Climbing Vines

Boston Ivy
Evergreen Clematis
Dec. Clematis
Wisteria
English Ivy

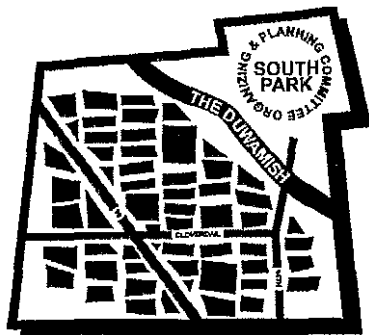
Key Activity 5: Encourage the annexation of the portion of unincorporated King County, shown in Figure 30, and include this area within South Park's Residential Urban Village Boundary.

Annexation Vision Statement

This portion of unincorporated King County and the 16th Avenue South Bridge is significant to the future of South Park as a Residential Urban Village. Many people in South Park would like all of the jurisdictions to cooperate with each other in reducing the fragmentation of the area. Citizens in South Park are very concerned about the progress of the annexation and boundary adjustment process and would like to be involved as much as possible. The nature of land uses and shoreline access in the unincorporated portion of King County northeast of the Residential Urban Village also affects the residential quality of South Park. Significant changes to the existing vertical and horizontal alignments of the 16th Avenue Bridge may have serious impacts on the 14th Avenue South Business Area and the Urban Village as a whole. The annexation and boundary adjustment process is significant for a community where "neighbors are encouraged to work with each other and government to make decisions about the future of our community," "there is a strong viable retail area" and "the residential quality is maintained and enhanced."

Annexation Objective and Activity Statements

Key
Objective 5.0 : and recognize the



Key
Activity 5.01: Keep the South Park Community updated on the progress of annexation and boundary adjustment process. Continue to involve residents and businesses within the South Park Residential Urban Village in public processes related to annexation and boundary adjustment.

Key

Activity 5.02: Work towards consensus on the future of the 16th Avenue bridge and select an alternative for upgrading the structure that benefits the 14th Avenue South Business Area, the South Park Residential Urban Village and surrounding communities. Ensure that the bridge meets 14th Avenue South where it currently does.

Key

Activity 5.03: Monitor the progress of the annexation and boundary adjustment process. Provide constructive response to SPO and other government agencies where appropriate.

Key

Activity 5.04: Develop the support of property owners within the unincorporated King County area for annexation.

Key

Objective 5.02: Guide development of a portion of the shoreline of the proposed annexation area indicated in Figure 30 of this Element of this Plan for public access and recreation.

Key

Activity 5.05: SPARC is encouraged to work directly with King County, apart from the annexation and boundary adjustment process, to address this area as an important part of South Park's open space network.

- Street end open space: Improve the shoreline space near the Marina, east of where 14th Avenue South meets the Duwamish River shoreline, for passive recreation.
- Develop a site plan for a street end park on this site.

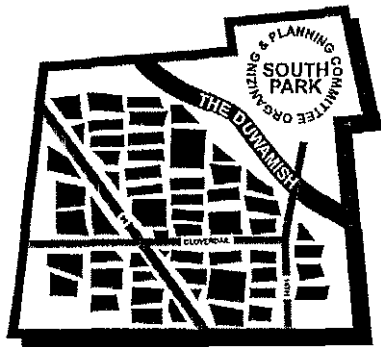
Key

Objective 5.03: Promote an environment conducive to walking with a mix of commercial and residential uses in the area proposed for annexation indicated in Figure 30 in this Element of this Plan.

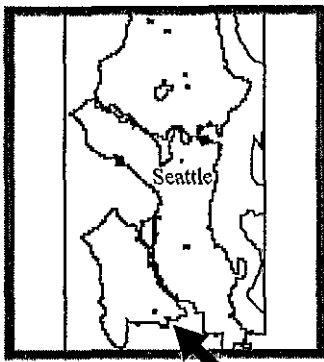
Key

Activity 5.06: Establish land use and development standards for a pedestrian oriented commercial zone within the area proposed for annexation indicated in Figure 30 in this Element of this Plan:

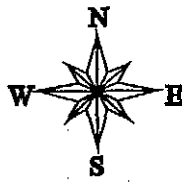
- Provide for a limited range of retail services for South Park in this area.
- Determine desired amenities for the community suitable for this area.
- Develop a plan to incorporate these amenities and develop a strategy to this plan.
- Develop economic reinvestment strategies in this area to benefit the existing South Park population.



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Vicinity Map



- County Area Desired for Annexation Into the Residential Urban Village
- South Park Residential Urban Village
- ~ Land Parcels

Key Activities Figure 30 South Park Residential Urban Village Desired Area for Annexation

